

TO: Mayor and City Council of the City of Dacula
FROM: Brittni Nix, Director of Planning and Economic Development
DATE: February 17, 2022
SUBJECT: Ordinance Amendment - Zoning Resolution

Staff reviewed the City of Dacula's Zoning Resolution and recommends various amendments to balance the interests of the community. A brief overview of the proposed amendments are below.

- Adding provisions to the R-1100, R-1200, R-1400, and R-1600 Single-Family Residential District for single-family dwellings. Said provisions are based on the standard zoning conditions the City implements for new residential subdivisions.
- Requiring newly established Homeowners Associations within the City's single-family residential zoning districts (R-1100, R-1200, R-1400, R-1600, TRD, and R-TH) to include a statement in their covenants limiting the number of leased or rented homes to no more than twenty percent (20%) of the total number of units in the development.
- Listing "restaurants" as a permitted use within the commercial zoning districts (C-1, C-2, and C-3).
- Revising the temporary sign ordinance to permit one (1) sign per permit for every allowable type of sign (ex: flags, banners, and temporary yard signs).

Staff recommends approval of the proposed ordinance amendments to the Zoning Resolution as shown in the attached Ordinance effective immediately.

Best Regards,

Brittni Nix, Director of Planning & Economic Development